



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 25, 2007

VI.3

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-06-59 AND PARCEL MAP PM-06-250
1843 POMONA AVENUE, UNITS A THROUGH D

DATE: JUNE 14, 2007

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

DESCRIPTION

The applicant proposes to convert an existing two-story fourplex into a common interest development (condominiums).


APPLICANT

Louie Del Real is the authorized agent for Aurelio Pimentel.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.


WENDY SHIH
Associate Planner


R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 1843 Pomona Avenue Application: PA-06-59/PM-06-250

Request: Convert an existing two-story fourplex to a common interest development (condominiums).

Zone: R2-HD North: Surrounding properties

General Plan: High Density Residential South: are all R2-HD

Lot Dimensions: 75 ft. x 130 ft. East: zoned and contain

Lot Area: 9,750 sq. ft. West: residences.

Existing Development: Two-story fourplex with a 4-car garage and 4 open parking spaces.

DEVELOPMENT STANDARD COMPARISON

Development Standard		Code Requirement		Proposed/Provided	
Lot size:					
Lot width		100 ft.		75 ft. ¹	
Lot area		12,000 sq. ft.		9,750 sq. ft. ¹	
Density: Zone/GP		1 du/3,630 sq. ft.		1 du/ 2,437 sq. ft. ¹	
Building coverage:					
Buildings		NA		27% (2,646 sq. ft.)	
Paving		NA		39% (3,777 sq. ft.)	
Open Space		40% (3,900 sq. ft.)		34% (3,327 sq. ft.) ²	
TOTAL		100%		100%	
Min. private open space dimension		10 ft. min. dimension		12 ft. min. dimension	
Building Height:		2-stories/27 ft.		2-stories/ 20 ft.	
Setbacks:					
Front		Fourplex 20 ft.	Garage 25 ft. to bldg.	Fourplex 16 ft. ³	Garage 25 ft. to bldg.
Side (left/right)		5 ft./5 ft.	0 ft./0 ft.	12 ft./22 ft.	42 ft./0 ft.
Rear		25 ft. to garage	0 ft.	25 ft. to garage	0 ft.
Parking:					
Covered		4		4	
Open		6		4	
Guest		2		0	
TOTAL		12		8 ¹	

CEQA Status Exempt, Class 1

Final Action Planning Commission

- 1 Existing, nonconforming.
- 2 Approximately 27% (2,683 sq. ft.) existing, nonconforming.
- 3 Minor modification for architectural features.

BACKGROUND

The subject property is located on the southeast corner of West 18th Street and Pomona Avenue. The lot contains a fourplex with a four-car garage and four open parking spaces. The property owner proposes to convert the four apartment units into condominiums.

Pursuant to Code Section 13-42(g), Planning Commission review is required when occupied apartments are proposed to be converted to a common interest development. The review is required to confirm compliance with applicable development standards and to consider potential impacts on the rental housing supply and displacement of tenants if the City's vacancy rate is below 3%.

The owner is also processing a parcel map to facilitate the conversion. The proposed map will subdivide the airspace to allow the individual units to be sold independent of one another.

ANALYSIS

Design Review

Common interest developments must comply with additional development standards above those applicable to apartments. These additional development standards include a provision of a 10-foot by 10-foot private open space for each unit, having a break in the front plane of the building of at least 4 feet for every two dwelling units, and a provision of on-site lighting. The existing structures have flat roofs and blank elevations. However, the applicant is proposing spanish tile roof, arched entry and popouts, covered porch, wood trim belly band, fabric awnings, trellis patio/deck covers, and other architectural details for an enhanced Mission style architecture. Since the trellis and porch covers will encroach 4 feet into the required 20 feet front setback, a minor modification is requested to accommodate the proposal. It is staff's opinion that the minor deviation allows for enhancement of the existing development without increasing building mass or creating a visual impact.

The existing development is situated on a lot with nonconforming lot width and lot area. The fourplex was constructed in 1965 and is legal, nonconforming because the density, open space, and the number of parking spaces do not comply with current Zoning Code requirements - whether apartments or condominiums. The proposed change in the type of ownership will not increase the project's degree of nonconformity. Although the applicant is proposing to add landscaping and open space areas (approximately 7% or 644 square feet) and hardscape enhancements to improve the overall appearance of the project.

There is concern that conversions may diminish the supply of rental housing and displace residents unreasonably, particularly senior citizens, in very-low, low, and moderate income families, and families with school-age children. Consequently, City Council established a "critical vacancy rate" of 3% as the threshold for discouraging conversion of apartments to common interest developments. When the citywide rental vacancy rate is 3% or less, the Planning Commission may deny any requested conversions. The 2000 census data indicates the City's rental vacancy rate is 2.8%.

The property contains four 2-bedroom units. The tenants are currently paying \$1,450 a month for each unit. The current affordable rental rates are as follows:

	Very-Low Income	Low-Income	Moderate Income
2-Bedroom Units	\$882 a month	\$1,058 a month	\$1,381 a month

Affordable Rental Rate Based Upon Fair Market Rent Established by US Dept. of Housing and Urban Development (HUD) for 2007 and 2008.

Based on this information, the monthly rents for the units exceed the affordable rental rates for very-low, low, and moderate income households. Therefore, the conversion of the units would not result in a loss of affordable rental units. Conversion of the units would not result in the displacement of seniors because there are none residing on the property. However, two of the units contain school-age children. To ensure that existing tenants are not displaced unreasonably, the owner will be required to offer right of first refusal to the tenants, with terms more favorable than those offered to the general public. As conditioned, if the tenants confirm that they are not interested in purchasing the units, the property owner will be required to register the tenants with an apartment referral service acceptable to both parties, with registration fees (if any) paid by the property owner.

It is staff's opinion that conversion of the fourplex into condominiums will not substantially diminish the supply of rental housing and displace residents unreasonably since 60% of the City's housing units are renter occupied and the General Plan Goal LU-1A.4 seeks to "improve the balance between rental and ownership housing opportunities".

As required by Code, a property inspection report as well as a termite report was submitted, and a City property inspection report was prepared. Based on those reports, Planning staff's inspection of the site, and to allow a general upgrading of the site, staff recommends the following improvements:

1. Complete all exterior and interior improvements listed in the "Scheduled List of Improvements" submitted by the applicant. All requirements are to be completed under the direction of the Planning staff.
2. Add landscape/hardscape per plans, under the direction of the Planning staff.
3. Building, plumbing, and electrical corrections or upgrades as noted in the City property inspection report (also listed in the recommended conditions of approval in Exhibit "B").
4. Other site improvements as outlined in the recommended conditions of approval in Exhibit "B".

Included in the list of recommended conditions of approval are requirements to provide separate water heaters and washer/dryer hook-up in each unit. As a result, the existing laundry room will be required to be converted to storage room or demolished for additional open space.

Parcel Map

If the Planning Commission approves the conversion, the parcel map will facilitate the ownership housing project. The map is in compliance with the requirements of the Subdivision Map Act and Chapter XI (Subdivision) of the Zoning Code. A condition is included requiring a provision in the CC&Rs for the use of garages for parking purposes only.

Additional Discussion

The subject site is located within the Mesa West Residential Ownership Urban Plan area, which is an overlay zone that emphasizes improvements by encouraging the redevelopment or conversion of existing rental multiple family units to ownership units. In this plan area, the percentage of renter versus owner-occupied units is greater than the Citywide ratio. According to the 2000 census data, approximately 81% of the units are renter occupied. The proposal does not activate the Mesa West Residential Urban Plan regulations. However, it is consistent with the intent of the plan because it is a condominium conversion project which would promote home ownership and provide a visual enhancement to the area.

City Council enacted an urgency ordinance adopting a moratorium on the submittal of new common interest development conversions. Because this application was submitted prior to the adoption of the ordinance, it is not subject to the moratorium.

GENERAL PLAN CONFORMITY

Approval of the conversion will satisfy General Plan Goal LU-1A.4 that encourages additional home ownership opportunities in the City. The proposed conversion meets the General Plan's Land Use and Housing Element goals and objectives for additional ownership housing and will improve the balance between rental and ownership housing opportunities within the City. The units, whether utilized as apartments or condominiums, are consistent with the High Density Residential General Plan land use designation because they are existing legal nonconforming.

ALTERNATIVES

The units could still be rented without the site upgrades, if the request is denied.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Sections 15301 for Existing Facilities.

CONCLUSION

Conversion of the apartments will provide additional home ownership opportunities, which would incrementally improve the ratio of rental to ownership housing, and will result in a

general upgrading of the property. Additionally, current tenants will be offered right of first refusal to purchase, or the property owner will pay registration fees for an apartment search service to help them find a new apartment if they decide not to purchase. The parcel map is also in compliance with applicable State and City requirements.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Inspection Reports
 Location Map
 Plans
 Tenant Notices

cc: Deputy City Manager - Dev. Svcs. Director
 Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Louie Del Real
1843 Pomona Avenue, Unit A
Costa Mesa, CA 92627

Aurelio Pimentel
2644 Riverside Dr.
Costa Mesa, CA 92627

Occupant
1843 Pomona Avenue, Unit B
Costa Mesa, CA 92627

Occupant
1843 Pomona Avenue, Unit C
Costa Mesa, CA 92627

Occupant
1843 Pomona Avenue, Unit D
Costa Mesa, CA 92627

RESOLUTION NO. PC-07-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-06-59 AND PARCEL MAP PM-06-250**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Louie Del Real, authorized agent for property owner Aurelio Pimentel, with respect to the real property located at 1843 Pomona Avenue, Units A through D, requesting approval of the conversion of a fourplex to a common interest development (condominiums), in the R2-HD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 25, 2007.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-06-59 and Parcel Map PM-06-250 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-06-59 and Parcel Map PM-06-250 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 25th day of June 2007.

Donn Hall, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 25, 2007, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(10) in that, although the critical vacancy rate is less than the rate established in Section 13-42(c) (Residential Common Interest Development Conversions), the conversion of the units would not result in the displacement of seniors because there are none residing on the property and would not result in a loss of affordable rental units. Conversion of the apartments will result in a general upgrading of the property, as well as providing additional home ownership opportunities within the City. To ensure that existing tenants are not displaced unreasonably, a condition of approval is included requiring current tenants be offered right of first refusal to purchase, or the property owner pay registration fees for an apartment search service to help them find a new apartment if they decide not to purchase.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-20(g)(6) in that the minor modification for a 4-foot encroachment into the required 20-foot front setback will not be materially detrimental to the health, safety and general welfare of persons residing within the immediate vicinity of the project or to property and improvements within the neighborhood. The minor deviation allows for enhancement of the existing development without increasing building mass or creating a visual impact.
- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(e) in that:
 - a. The project is compatible and harmonious with existing development and uses in the general neighborhood.
 - b. Safety and compatibility of the design of buildings, parking areas, landscaping, luminaries and other site features, which includes functional aspect of the site development such as automobile and pedestrian circulation, have been considered.
 - c. The project is consistent with the General Plan's Land Use and Housing Element goals and objectives for additional ownership housing and to improve the balance between rental and ownership housing opportunities within the City.
 - d. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
 - e. The cumulative effect of all the planning applications has been considered.
- D. The proposed single lot airspace subdivision is consistent with the City's General Plan and Zoning Ordinances.
- E. Approval of the subdivision will allow additional home ownership opportunities without impacting affordable rental housing. This is consistent with the objectives, policies, general land use, and programs specified in the General Plan.

- F. The subject property is physically suitable to accommodate PM-06-250 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- G. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- H. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entry and/or public utility rights-of-way and/or easements within the tract.
- I. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- J. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301.
- K. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. The following improvements shall be made:
- a. Complete all exterior and interior improvements listed in the "Scheduled List of Improvements" submitted by the applicant. All requirements are to be completed under the direction of the Planning staff.
 - b. Add landscape/hardscape per plans, under the direction of the Planning staff.
2. The address of the property and individual units (A through D) shall be blueprinted on the site plan and on all floor plans in the working drawings as part of the plan check submittal package.
 3. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 4. Street addresses shall be displayed on the complex identification sign or, if there is no complex identification sign, on the wall in a manner visible to the public street. Street address numerals shall be a minimum 6" in height with not less than ½" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than ¼" stroke and shall contrast sharply with the background.
 5. Applicant shall contact the Building Safety Division, prior to the release of utilities for any units, to provide proof that the Uniform Building Code requirements for condominiums have been satisfied, to obtain a change of occupancy permit, and to complete any additional paperwork created through this conversion.
 6. The site plan shall show provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the U.S. Postal Service.
 7. The conditions of approval and code requirements of Planning Application PA-06-59/PM-06-250 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 8. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the final map approval. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 9. The applicant shall show proof of compliance with all applicable conditions of approval and code requirements prior to recordation of the final map. This condition shall be completed under the direction of the Planning Division.
 10. The applicant shall offer the existing tenants right of first refusal to purchase any of the units with terms more favorable than those offered

- to the general public. The right shall run for a period of not less than 90 days unless the tenant gives prior written notice of his or her intention not to exercise the right. If an existing tenant confirms in writing that he/she is not interested in purchasing any of the units, the applicant shall register the tenant with an apartment/rental referral service that is mutually acceptable to the applicant and tenant, and if a registration fee is required, the applicant shall pay said fee. The applicant shall provide the Planning Division staff a copy of the written offer and the tenant's written response prior to map recordation. The applicant shall also provide written evidence that all tenants not accepting the purchase offer are registered with an apartment/rental referral service and the registration fee has been paid, if applicable.
11. The CC&Rs shall disclose that the available parking on-site is 4 spaces short of the current condominium parking standards because of its legal nonconforming status.
 12. The CC&R's shall require that garage spaces be used for parking purposes only. Any changes made to this provision require prior review and approval by the City of Costa Mesa.
 13. The applicant shall contact utility companies for requirements and to obtain separate meters for each unit, including, but not limited to, separate irrigation meters for five or more units.
 14. In conjunction with project plan check review and approval, submit two (2) sets of detailed landscaped and irrigation plans which comply with Municipal Code requirements regarding landscaping materials and irrigation including percentage of turf allowed, number of trees and shrubs, etc., and provision of benderboard or other separation between turf and shrub areas.
 15. The exterior of all building elevations shall be completely repainted (unless recently painted within 1 or 2 years of application submittal). A minimum two colors shall be used, three colors recommended.
 16. Install energy efficient exterior doors and windows on all building elevations.
 17. Provide exterior storage area for every unit under the direction of the Planning staff.
 18. Underground overhead power line connections, if feasible.
 19. Install rain gutters on all appropriate building elevations.
 20. Replace any broken sidewalks, driveways, or other hardscape improvements.
 21. Repair, replace, or construct interior property walls and/or fences.
 22. Screen utility meters, pedestals, etc. from the public right-of-way under the direction of the Planning Division.
 23. Replace all appliances, water heater, and light fixtures with Energy Star (or better) rated appliances/fixtures, including a programmable heating system, unless the applicant demonstrates that the existing appliances, etc. are energy efficient.
 24. Provide a washer/dryer hook-up in the interior of every unit.
 25. Provide appropriate interior separation of any common attic space areas and upgrade attic insulation to the maximum extent feasible.

26. Each unit shall have access to the electrical branch circuits that serve the unit, and each unit shall have a minimum 100-amp service.
27. The applicant shall contact utility companies (e.g., gas, electricity, and water) for requirements and to obtain separate meters for each unit.
28. Provide separate water heaters for each unit.
29. The applicant shall work with Planning and Building staff to convert the existing laundry room into either storage room or demolish for open space.
- Bldg. 30. The following Building Division corrections shall be made to all units:
 - a. Provide GFCI Protected receptacles at all required areas.
 - b. Remove extension cords in garages.
 - c. Maintain clearances at electrical panels next to refrigerators.
 - d. Provide seismic straps for water heaters.
 - e. Temperature and pressure relief valve requires discharge to the exterior.
 - f. Install smoke detectors at all required areas.

RENTAL HISTORY FOR 1843 POMONA AVE.

UNIT #	Amount of time in unit	Children		Senior Citizens		Family Size	
		#	Age's	per unit		Total #	cost
Unit A	2 years	1	1 1/2		0	3	\$1,450.00
Unit B	1 yr. 6mo.	0	0		0	2	\$1,450.00
Unit C	6 mo.	3	5, 6 1/2, & 8yrs.		0	5	\$1,450.00
Unit D	8 mo.	1	7		0	3	\$1,450.00

Note: The rent was increased \$50.00 on 1/1/07. Since the change of ownership in 10/1/05 there has only been one increase in the cost of rent.

SCHEDULED LIST OF IMPROVEMENTS

EXTERIOR:

- 1 A 36" wall along the front property line, facing Pomona will be added.
- 2 A meandering walkway (stamped, colored, concrete). From the public sidewalk to the new mail box location, will be added.
- 3 Coordination with adjacent neighbors at the corner of Center & Pomona are currently being done so that colors and materials do not contrast or seem out of place. with there scheduled renovation of the existing single family residence.
- 4 A patio cover (lattice) will be added to unit "A", which is visible from Pomona street.
- 5 A wrap around covered porch will be added to the entire unit for added tenant comfort and shade to the front entry's. Enhanced by a Mission style architecture.
- 6 Architectural elements (pop outs) will be added to the second floor, only at the 2 end units. At which time the whole unit will receive a fresh coat of paint
- 7 The entire structure will receive a fresh coat of paint (see color board)
- 8 A concrete walkway will be added directly in front of each unit, thus utilizing the new covered porch.
- 9 Existing location (north) of mail boxes will move to the east elevation. for added tenant privacy and security. New lock boxes will be added behind open able shutters.
- 10 Existing grass will be aerated and re-seeded.
- 11 Old overgrown bushes and shrubs will be removed and disposed of.
- 12 New red Magnolia shade trees will be added for color and diversity..
- 13 Along the North property line, existing un-maintained and overgrown bushes will be removed and replaced with a 12" high planter 4' wide, approx. 30' long.
- 14 Garages will be given a fresh coat of paint to match the main building, along with a 2'ft. false roof w/Spanish clay tile as well as added arches to the new garage doors.
- 15 The laundry room will be repainted
- 16 New water heaters will be added to each unit.
- 17 Exterior lighting will be added at the front of the complex and along the North side of the complex. Style of light fixtures is still undetermined at this point.
- 18 A new sign with the proposed name of the complex will be added to the South elevation
- 19 Parking lot will be re-stripped
- 20 A much needed storm drain will be installed in the South, West corner of the parking lot. Which will drain to the street, thus correcting the problem of draining to the adjacent property to the South. Were it is currently draining to.

INTERIOR:

- 1 GFI outlets will be installed in bathrooms and in the kitchen areas.
- 2 All units will be cleaned, disinfected, then painted
- 3 All major appliances will be inspected and replaced if needed.

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

MAR 27 2007

**DEVELOPMENT SERVICES
BUILDING SAFETY DIVISION
77 FAIR DRIVE, P.O. BOX 1200
COSTA MESA, CALIFORNIA 92628-1200
714-754-5629**

Date: 12-5-06

Project: Residential Common Interest Development Conversion

Address: 1843 POMONA AV.

City: Costa Mesa

Permit: PA-06-59

Per sec.13-42 (f), (2) City of Costa Mesa zoning code. A property review inspection was conducted. The following items were noted. There are 4 units, comments listed for each unit.

BUILDING, PLUMBING, MECHANICAL, AND ELECTRICAL

ELECTRICAL:

GFCI PROTECTION AT REQUIRED AREAS.

REMOVE EXTENTION CORDS AT THE GARAGES.

MAINTAIN CLEARANCES AT ELECTRICAL PANELS NEXT TO REFRIGERATORS.

MECHANICAL:

PLUMBING:

SIEZMIC STRAPS FOR WATER HEATER.

TEMPERATURE AND PRESSURE RELIEF VALVE REQUIRES DISCHARGE TO THE EXTERIOR.

BUILDING:

SMOKE DETECTORS AT ALL REQUIRED AREAS.

INSPECTION REPORT

SITE ADDRESS: 1843 POMONA AVE
Costa Mesa, CA

Dated: 8/6/06

CONTACT: Mr. louie

Dear Sir/Madam,

Per the request of Mr. Louie Delreal, a structural inspection for the above mentioned property was performed. The site is an apartment house which is proposed to be converted to condominiums for sale.

The structure appears to have been built before 1970.

Only the inspection for the elements listed below were inspected.

Noticeable plaster peeling was noticed in Mr. louie's apartment unit (A), which is not a structural element but any water leaks found to be the cause, should be immediately checked by a licensed Engineer.

No seismic cracks were noticed in the structure.

No cracks were noticed which could be possibly be caused by settling were noticed in the structure.

Most the grade slabs in the backyards of the apartment units have cracks which is usually from seismic activity or general shrinkage and is not considered to be a threat to the safety of the structure as such.

The slab inside the structure could not be inspected because of the floor covering, but no uneven floor surface was noticed.

No ponding was found at the roof and the roof appeared to be adequately flat.

The roof rafters appear to be in condition from the eaves but further investigation would be required fully check the roof framing and the floor framing which would be require remove plaster,,

No cracks were noticed in the exterior wall of the structure.

Please note no structural framing was revealed but the review of the building as such suggests the building does not show any serious structural defects.

No other elements of the structure were examined.

If you have questions about this report, please feel free to call me at 323- 8682054

DEV MANI, P.E.
KY ENGINEERING, LLC



2nd

PAGE OF STANDALONE INSPECTION REPORT ON PROPERTY AT:

1843

POMONA ST., COSTA MESA, CA, 92627

07/11/06

28158

BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, areas beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trim. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure, or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.

C. A re-inspection will be performed, if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required, then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.

D. This company is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

G. During the course of/ or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

H. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings. These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

I. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

J. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubby, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

K. Your termite report and clearance will cover EXISTING infestation or infection which is outlined in this report. If Owner of property desires coverage of any new infestation it would be advisable to obtain a Control Service Policy which would cover any new infestation for the coming year.

L. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 a.m. and 5:00 p.m. We also provide information about additional services for the control of Household Pests such as Ants and Fleas, etc.

M. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract,

3rd

PAGE OF STAND. INSPECTION REPORT ON PROPERTY AT:

1B43

POMONA ST., COSTA MESA, CA. 92627

07/11/06

28156

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

together with the costs of such action, whether or not suit proceeds to judgement.

N. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

O. If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

P. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises. We recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this Company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any way related to the presence of asbestos on the premises.

4th

PAGE OF STAND. INSPECTION REPORT ON PROPERTY AT:

1843 POMCNA ST., COSTA MESA, CA, 92627

07/11/06

28158

BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

PLEASE SEE "GENERAL NOTES" FOLLOWING THE "FINDINGS AND RECOMMENDATIONS" FOR ADDITIONAL CONDITIONS GOVERNING THIS REPORT.

NOTE: THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: THE INTERIORS OF HOLLOW WALLS AND ALL ENCLOSED SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW; AREAS BETWEEN ABUTTING/ATTACHED ROW HOUSES, TOWNHOUSES, CONDOMINIUMS AND SIMILAR STRUCTURES; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY DUCTING; PORTIONS OF THE ATTIC OR ROOF CAVITY CONCEALED DUE TO AN INADEQUATE CRAWL SPACE; THE INTERIORS OF BOXED EAVES; EAVES CONCEALED BY PATIO COVERS OR OTHER ABUTMENTS; PORTIONS OF THE SUBAREA CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTE COCHERES; ENCLOSED BAY WINDOWS; AREAS BENEATH WOOD FLOORS OVER CONCRETE; AREAS CONCEALED BY BUILT-IN CABINET WORK; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS WALL-TO-WALL CARPETING, LINOLEUM, CERAMIC TILE, ETC.; AND AREAS CONCEALED BY "BUILT-IN" APPLIANCES.

NOTE: THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: AREAS CONCEALED BY INTERIOR FURNISHINGS; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS AREA RUGS, THROW RUGS, BATH AND KITCHEN MATS, ETC.; AREAS CONCEALED BY "FREE STANDING" APPLIANCES; AREAS CONCEALED BY STORAGE; AREAS CONCEALED BY HEAVY VEGETATION; AND AREAS WHERE LOCKS PREVENTED ACCESS.

THESE AREAS WILL BE INSPECTED FOR A FEE, IF THEY ARE MADE ACCESSIBLE AT THE OWNER'S EXPENSE. A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIR AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS. NO OPINION IS RENDERED CONCERNING CONDITIONS IN THESE AREAS AT THIS TIME.

NOTE: INSPECTIONS ARE MADE AND REPORTS ARE ISSUED ON THE BASIS OF WHAT WAS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION. THE ABSENCE OF VISIBLE EVIDENCE OF WOOD DESTROYING ORGANISMS IN THE VISIBLE AND ACCESSIBLE PORTIONS OF THE STRUCTURE IS NO ASSURANCE THAT WOOD DESTROYING ORGANISMS ARE NOT PRESENT IN INACCESSIBLE AREAS NOR THAT FUTURE INFESTATIONS WILL NOT OCCUR. THEREFORE, WE DO NOT ASSUME ANY RESPONSIBILITY FOR THE PRESENCE OF WOOD DESTROYING ORGANISMS, OR DAMAGE DUE TO SUCH ORGANISMS, IN AREAS THAT WERE NOT VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION OR THAT MAY OCCUR IN THE FUTURE.

NOTICE: THIS COMPANY WILL REINSPECT REPAIRS DONE BY OTHERS WITHIN FOUR MONTHS OF THE ORIGINAL INSPECTION. A CHARGE, IF ANY, CAN BE NO GREATER THAN THE ORIGINAL INSPECTION FEE FOR EACH INSPECTION. THE REINSPECTION MUST BE DONE WITHIN TEN WORKING DAYS OF REQUEST. THE REINSPECTION IS A VISUAL INSPECTION AND IF INSPECTION OF CONCEALED AREAS ARE DESIRED, INSPECTION OF WORK IN PROGRESS WILL BE NECESSARY. ANY GUARANTEES MUST BE RECEIVED FROM PARTIES PERFORMING THE REPAIRS.

NOTE: A VISUAL INSPECTION WAS PERFORMED AND THE INSPECTOR DID NOT DEFACE NOR PROBE INTO FINISHED WINDOW OR DOOR FRAMES, TRIM WORK, FLOOR COVERINGS, WALLS, CEILINGS OR OTHER FINISHED SURFACES.

5th

PAGE OF STAND. INSPECTION REPORT ON PROPERTY AT:

1843

PCMONA ST., COSTA MESA, CA, 92627

07/11/06

28158

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

NOTE: THE EXTERIOR AREAS OF THIS STRUCTURE WERE VISUALLY INSPECTED FROM THE GROUND LEVEL. AREAS OF THE EXTERIOR THAT EXHIBITED VISIBLE SIGNS OF INFESTATION, INFECTION OR DAMAGE FROM SAME WILL BE DESCRIBED IN THE BODY OF THIS REPORT.

NOTE: IF ANY INFESTATION, INFECTION OR DAMAGE IS DISCOVERED IN A CONCEALED AREA DURING THE COURSE OF PERFORMING ANY RECOMMENDATION IN THIS REPORT, THIS COMPANY WILL ISSUE A SUPPLEMENTAL REPORT. THIS COMPANY IS NOT RESPONSIBLE FOR CONTROLLING SUCH INFESTATIONS OR INFECTIONS NOR FOR REPAIRING SUCH DAMAGE. IF THE ADDITIONAL WORK REQUIRED IS WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS, A COST ESTIMATE WILL BE PROVIDED WITH THE SUPPLEMENTAL REPORT.

NOTE: THE OWNER OF THIS PROPERTY HAS CERTAIN RESPONSIBILITIES REGARDING THE NORMAL MAINTENANCE THAT PERTAINS TO THE DETERRENCE OF WOOD DESTROYING ORGANISMS. THESE NORMAL MAINTENANCE PROCEDURES INCLUDE, BUT ARE NOT LIMITED TO; MAINTENANCE OF THE ROOF, GUTTERS, AND DOWNSPOUTS; CAULKING AROUND DOORS, WINDOWS, VENTS, TUB AND SHOWER ENCLOSURES; KEEPING SOIL LEVELS BELOW THE TOP OF THE FOUNDATIONS; KEEPING STORED ITEMS (INCLUDING FIREWOOD) AT LEAST TWELVE (12") INCHES AWAY FROM THE STRUCTURE; ADJUSTING SPRINKLERS SO THAT THEY DO NOT SPRAY ONTO THE STRUCTURE; PROHIBITING SOIL TO CONTACT THE WOOD COMPONENTS OF THE STRUCTURE; AND PREVENTING VEGETATION OR OTHER ITEMS FROM BLOCKING VENTS.

SUBSTRUCTURE AREAS:

NOTE: SUBSTRUCTURE IS A SLAB.

STALL SHOWER:

NOTE: STALL SHOWER NOT TESTED.

FOUNDATIONS:

NOTE: FOUNDATION IS CONCRETE SLAB AND ABOVE GRADE.

PORCHES - STEPS:

NOTE: PORCHES/STEPS ARE CONCRETE SLAB.

VENTILATION:

NOTE: NO VENTILATION PRESENT.

ABUTMENTS:

NOTE: NO ABUTMENTS PRESENT.

ATTIC SPACES:

NOTE: NO ATTIC SPACE PRESENT.

GARAGES:

NOTE: GARAGE IS PARTIALLY ACCESSIBLE.

NOTE: GARAGE IS PARTIALLY ACCESSIBLE DUE TO STORAGE.

6th

PAGE OF STANDARDS INSPECTION REPORT ON PROPERTY AT:

1843

POMONA ST., COSTA MESA, CA. 92627

07/11/06

28158

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

DECKS - PATIOS:

NOTE: NO DECKS/PATIOS PRESENT.

OTHER - INTERIORS:

NOTE: PARTIALLY ACCESSIBLE.

OTHER - EXTERIORS:

NOTE: PARTIALLY ACCESSIBLE.

GENERAL NOTES:

READ THIS DOCUMENT. It explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest and Organism Inspection Report.

A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections or conditions found. The contents of the Wood Destroying Pest and Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

NOTE: THE EXTERIOR SURFACE OF THE ROOF HAS NOT BEEN INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTOR'S STATE LICENSE BOARD.

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (i.e. termite infestation, termite damage, fungus damage, etc.). HOWEVER, RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY. YOU HAVE A RIGHT TO SEEK A SECOND OPINION FROM ANOTHER COMPANY.

7th

PAGE OF STANDARDS INSPECTION REPORT ON PROPERTY AT:

1843 POMONA ST., COSTA MESA, CA, 92627
BUILDING NO. STREET, CITY, STATE, ZIP07/11/08 28158
INSPECTION DATE REPORT NO.

NOTICE TO OWNER: UNDER THE CALIFORNIA MECHANICS' LIEN LAW, ANY STRUCTURAL PEST CONTROL COMPANY WHICH CONTRACTS TO DO WORK FOR YOU, ANY CONTRACTOR, SUBCONTRACTOR, LABORER, SUPPLIER OR OTHER PERSON WHO HELPS TO IMPROVE YOUR PROPERTY, BUT IS NOT PAID FOR HIS OR HER WORK OR SUPPLIES, HAS A RIGHT TO ENFORCE A CLAIM AGAINST YOUR PROPERTY. THIS MEANS THAT AFTER A COURT HEARING, YOUR PROPERTY COULD BE SOLD BY A COURT OFFICER AND THE PROCEEDS OF THE SALE USED TO SATISFY THE INDEBTEDNESS. THIS CAN HAPPEN EVEN IF YOU HAVE PAID YOUR STRUCTURAL PEST CONTROL COMPANY IN FULL IF THE SUBCONTRACTOR, LABORERS, OR SUPPLIERS REMAIN UNPAID.

TO PRESERVE THEIR RIGHT TO FILE A CLAIM OR LIEN AGAINST YOUR PROPERTY, CERTAIN CLAIMANTS SUCH AS SUBCONTRACTORS OR MATERIAL SUPPLIERS ARE REQUIRED TO PROVIDE YOU WITH A DOCUMENT ENTITLED "PRELIMINARY NOTICE". PRIME CONTRACTORS AND LABORERS FOR WAGES DO NOT HAVE TO PROVIDE THIS NOTICE. A PRELIMINARY NOTICE IS NOT A LIEN AGAINST YOUR PROPERTY. ITS PURPOSE IS TO NOTIFY YOU OF PERSONS WHO MAY HAVE A RIGHT TO FILE A LIEN AGAINST YOUR PROPERTY IF THEY ARE NOT PAID.

This property was not inspected for the presence or absence of health related molds or fungi. By California law, we are neither qualified, authorized, nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds or fungi, you should contact an industrial hygienist.

The Structural Pest Control Board Mold Policy Statement is as follows:

"Molds, sometimes called mildew, are not wood-destroying organisms. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health. This does not modify the Structural Pest Control Act or related regulations."

This statement is being provided to you for informational purposes.

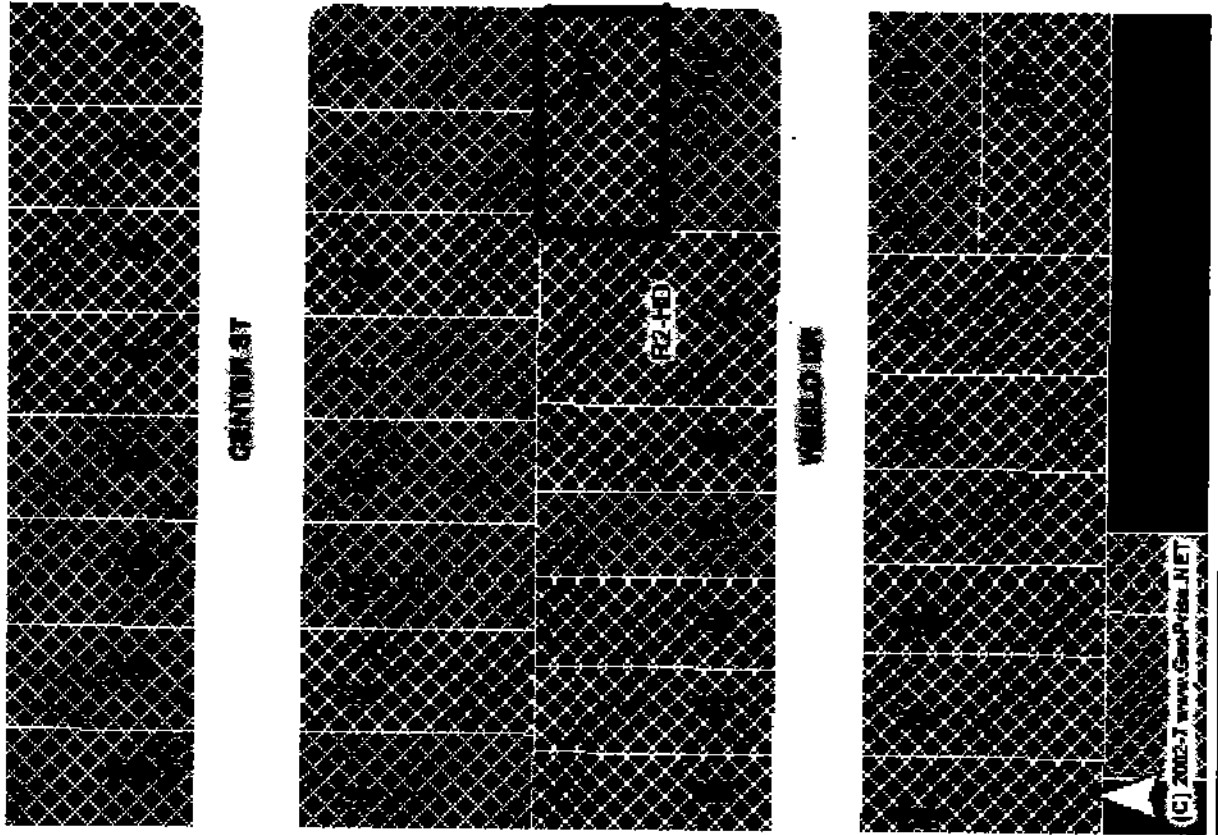
NOTE: THIS COMPANY CANNOT BE HELD RESPONSIBLE FOR DAMAGE TO VEGETATION. IT MAY BE NECESSARY TO REMOVE A PORTION OR ALL OF THE VEGETATION TO COMPLETE THE RECOMMENDATION ABOVE.

THANK YOU FOR CALLING TERMINIX. SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS REPORT, PLEASE CALL (714) 424-0236.

Overview Map



Map Display



Legend

Address Medium	Parcel Lines
Address Points	City Boundary
Waterway Lines	Water Ways
Hydrology	Zoning
Channels	AP
Street Names	C1
	C1-S
	C2
	C3
	(cont)

City of Costa Mesa

1843 POMONA AVENUE - [Created: 6/7/2007 8:36:44 AM] [Scale: 81.12] [Page: 8.5 x 11 / Landscape]

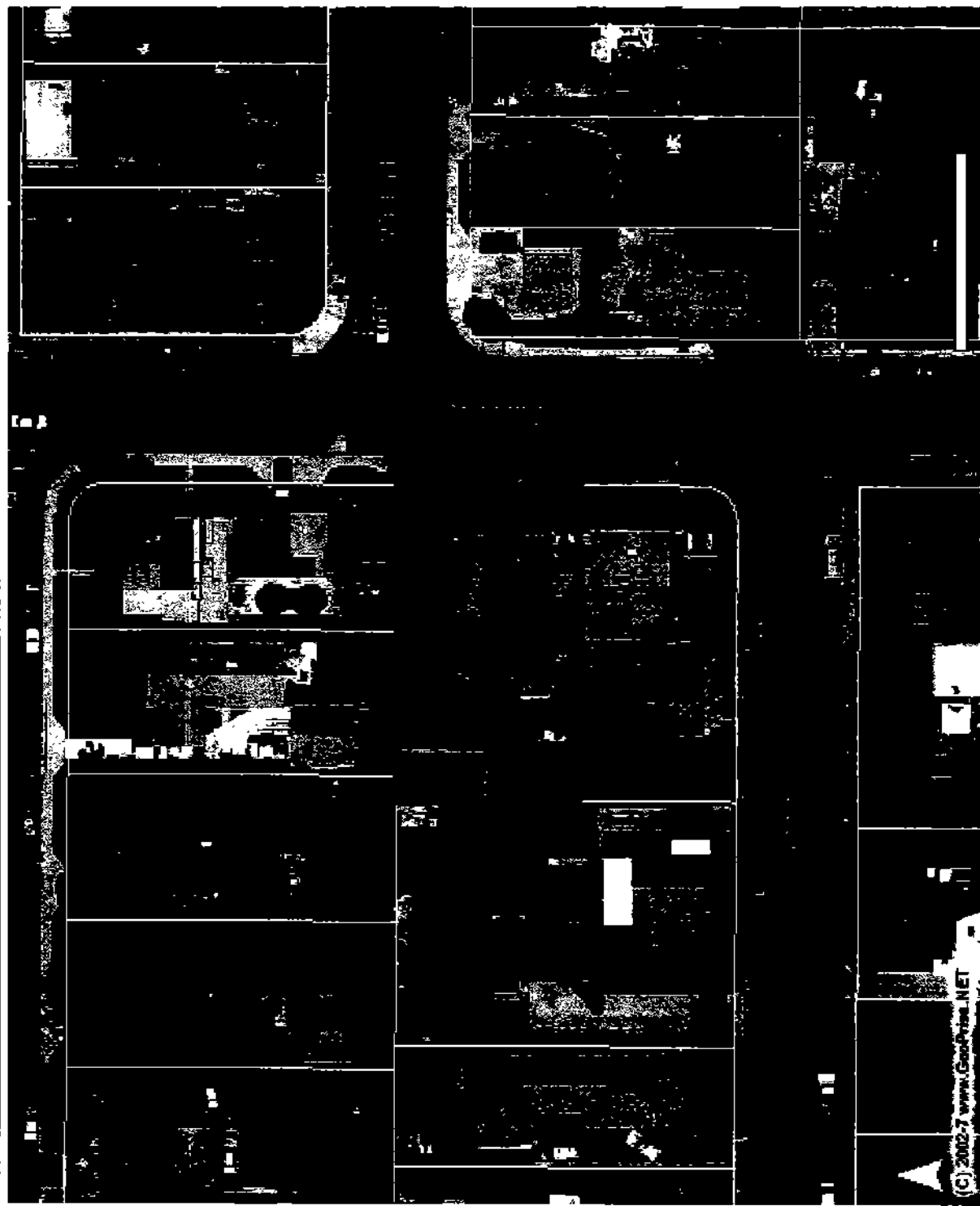
Overview Map



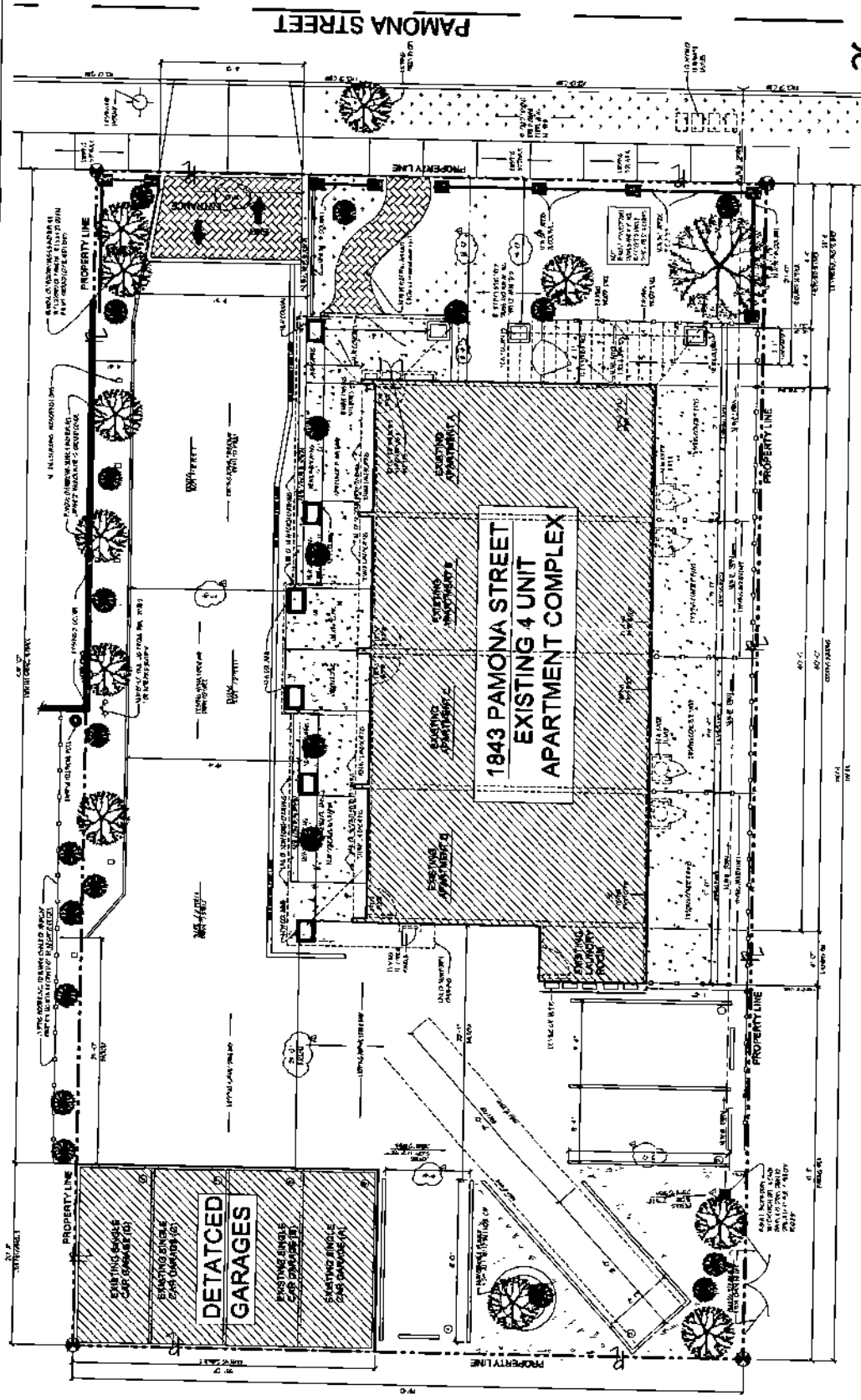
Legend

Address Large	Street Names
Address Points	Parcel Lines
Waterway Lines	City Boundary
Hydrology	Water Ways
Channel-s	Dwelling General

Map Display



(C) 2002-7 www.GeoPics.NET



PARKING SUMMARY			
LOT SIZE	8,150 SQ. FT.	18,000 SQ. FT.	PROVIDED
BUILDING FOOTPRINT	1,000 SQ. FT.	PARKING STALLS PROVIDED	4
DETACHED GARAGES	600 SQ. FT.	GARAGES	4
DRIVEWAY & STAIRS	3,777 SQ. FT.	TOTAL	8
OPEN SPACE/LANDSCAPING	3,000 SQ. FT.		
TOTAL LOT COVERAGE	66%		

PREPARED BY: J. J. OTTAVIA, MESA
 DATE: MAR 27 2007

New landscaping/open space (± 644 sq ft)

PROJECT NAME	PROJECT NUMBER
DATE DRAWN	DATE
DRAWN BY	CHECKED BY
PROJECT NUMBER	2006-02
PROJECT NAME OCEAN BREEZE TOWNHOMES	
PROJECT FILE EXISTING FLOOR PLANS	

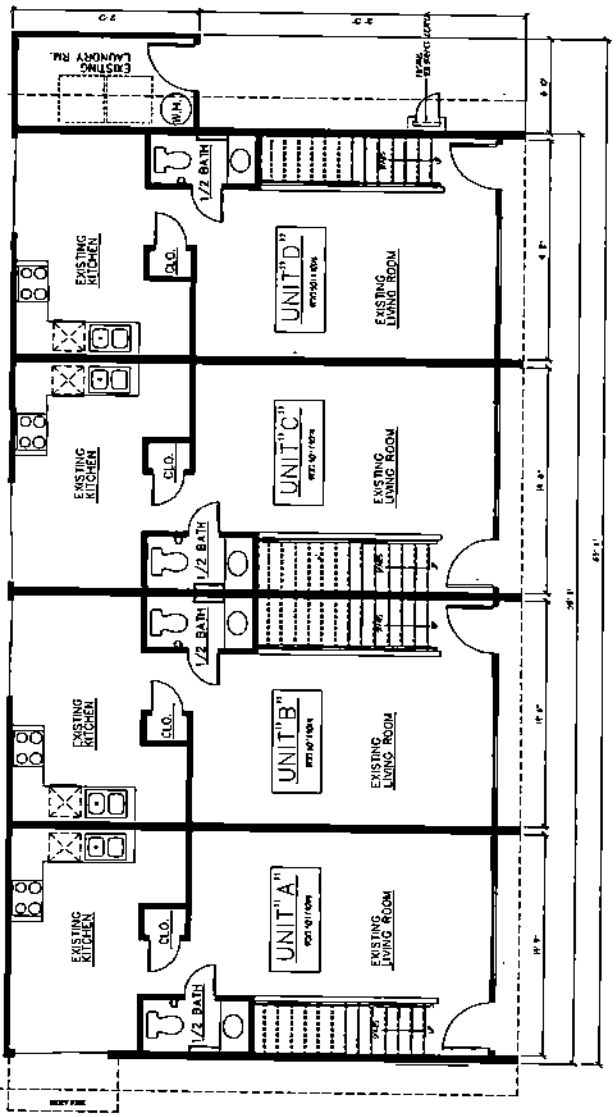
PROJECT NAME
OCEAN BREEZE TOWNHOMES
PROJECT FILE
EXISTING FLOOR PLANS

PROJECT NAME
OCEAN BREEZE TOWNHOMES
PROJECT FILE
EXISTING FLOOR PLANS

PROJECT NAME
OCEAN BREEZE TOWNHOMES
PROJECT FILE
EXISTING FLOOR PLANS

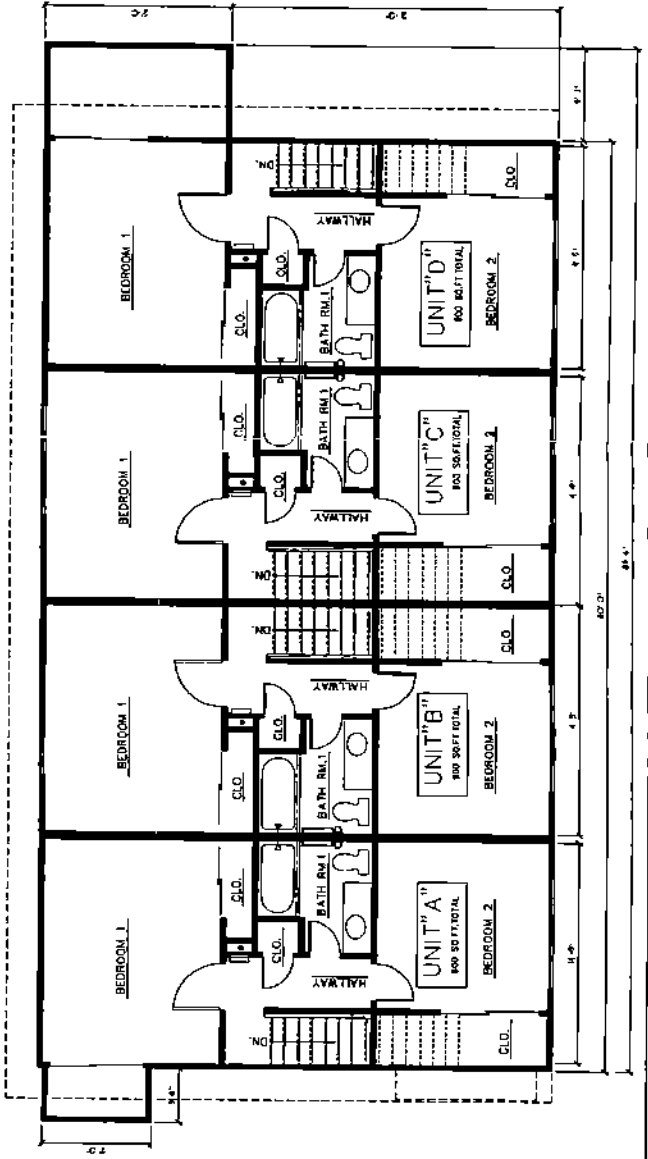
PROJECT NAME
OCEAN BREEZE TOWNHOMES
PROJECT FILE
EXISTING FLOOR PLANS

PROJECT NAME
OCEAN BREEZE TOWNHOMES
PROJECT FILE
EXISTING FLOOR PLANS



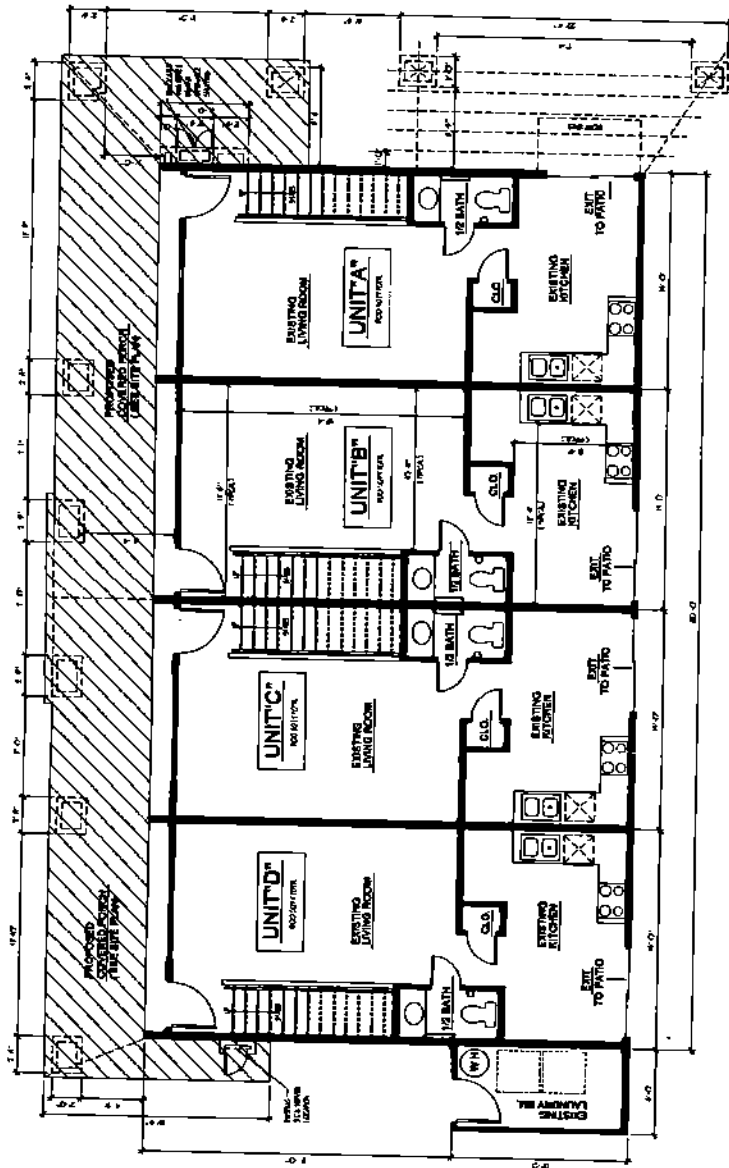
EXISTING 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



27

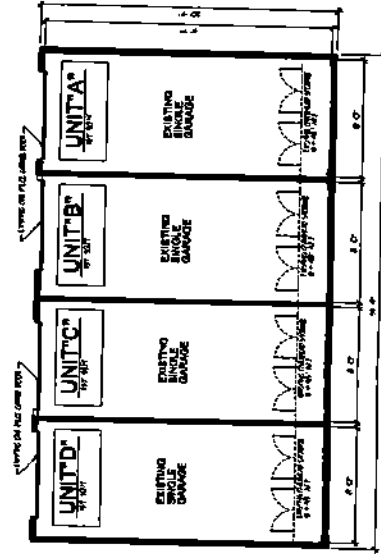
EXISTING 1ST FLOOR PLAN



FIRST FLOOR W/ IMPROVEMENTS

SCALE: 1/4"=1'-0"

1



PLAN NORTH

EXISTING GARAGES

SCALE: 1/4"=1'-0"

2



Aurelio Pimentel
ARCHITECT
400 S. GATEWAY
LOS ANGELES, CA 90007
TEL: 213-480-1111
FAX: 213-480-1112

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/10/02
2	ISSUED FOR PERMIT	01/10/02
3	ISSUED FOR PERMIT	01/10/02
4	ISSUED FOR PERMIT	01/10/02
5	ISSUED FOR PERMIT	01/10/02
6	ISSUED FOR PERMIT	01/10/02
7	ISSUED FOR PERMIT	01/10/02
8	ISSUED FOR PERMIT	01/10/02
9	ISSUED FOR PERMIT	01/10/02
10	ISSUED FOR PERMIT	01/10/02

PROJECT NAME: APARTMENT - CONDO CONVERSION FOR 18-19 PALMOMA STREET, COSTA MESA, CA. PROJECT ADDRESS: 18-19 PALMOMA STREET, COSTA MESA, CA. PROJECT NUMBER: 2006-02. DATE: 01/10/02. SCALE: 1/4"=1'-0".

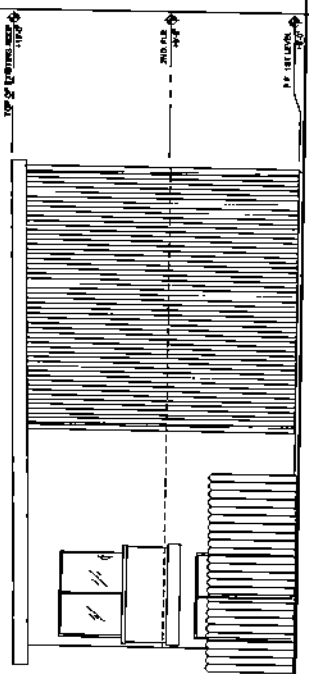
PROJECT NAME: APARTMENT - CONDO CONVERSION FOR 18-19 PALMOMA STREET, COSTA MESA, CA. PROJECT ADDRESS: 18-19 PALMOMA STREET, COSTA MESA, CA. PROJECT NUMBER: 2006-02. DATE: 01/10/02. SCALE: 1/4"=1'-0".

DATE: 01/10/02

PROJECT NAME	2006-02
PROJECT ADDRESS	OCEAN BREEZE CONDOMINIUMS
PROJECT NUMBER	2006-02
DATE	01/10/02
SCALE	1/4"=1'-0"

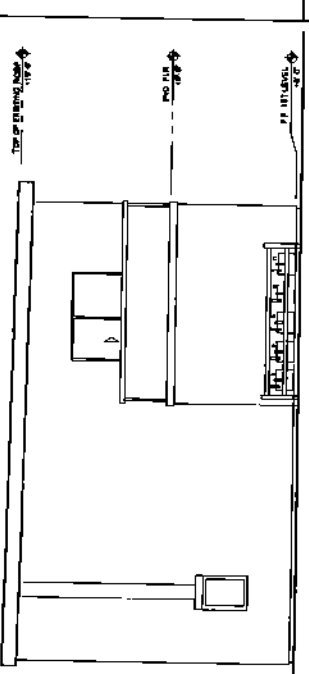
EXISTING ELEVATIONS

A3.0



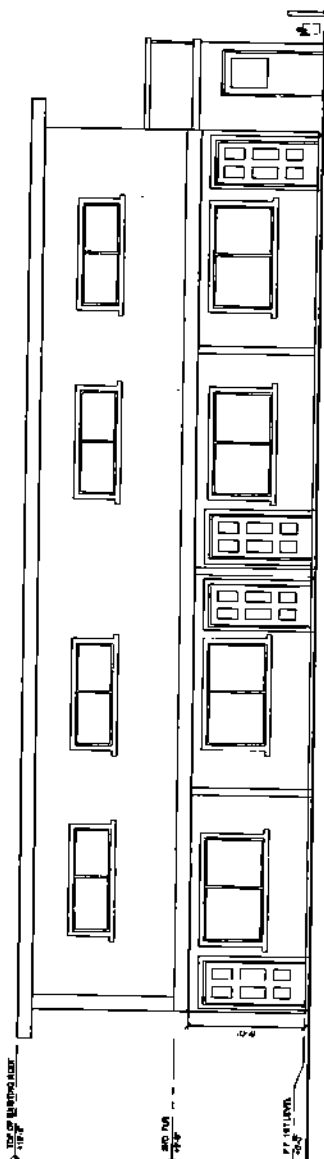
EXISTING EAST ELEVATION SCALE: 1/8"=1'-0"

3



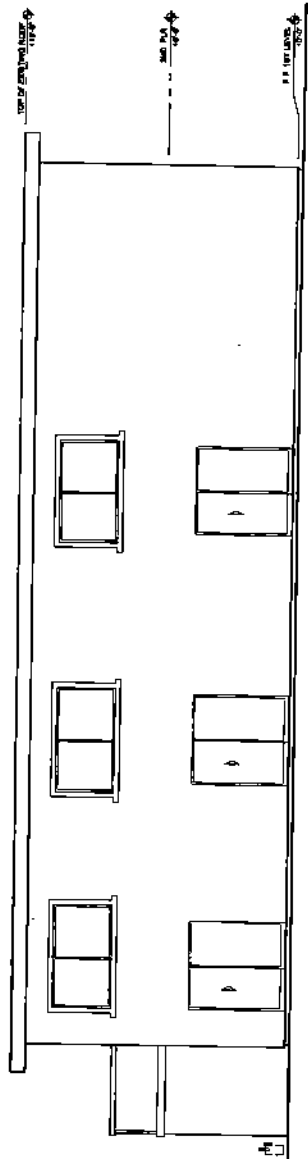
EXISTING WEST ELEVATION SCALE: 1/4"=1'-0"

4



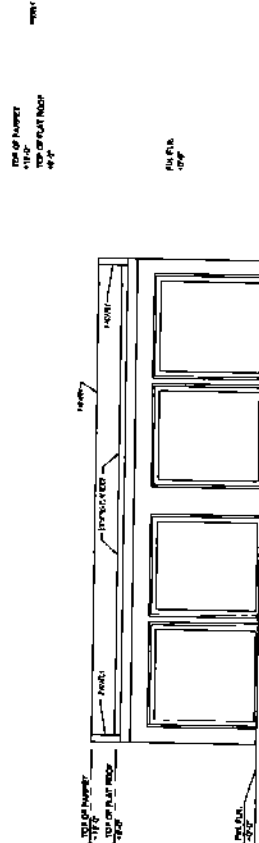
EXISTING NORTH ELEVATION SCALE: 1/4"=1'-0"

1



EXISTING SOUTH ELEVATION SCALE: 1/4"=1'-0"


2



EXISTING SOUTH ELEVATION SCALE: 1/4"=1'-0"

3

29

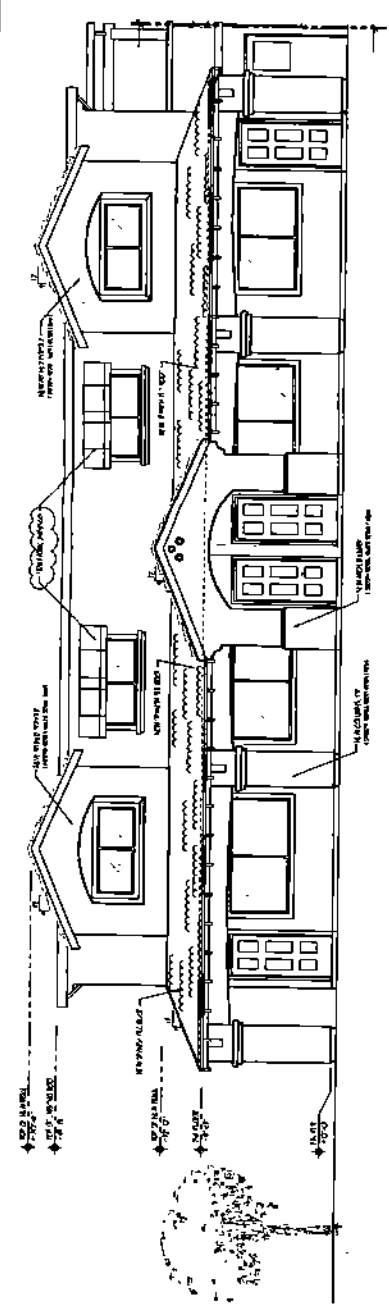


AURELIO PIMENTEL
ARCHITECT

PROJECT NAME: APARTMENT-CONDO CONVERSION FOR 1843 PALOMA STREET
PROJECT NUMBER: 2008-02
DATE: 10/20/08
DRAWN BY: [blank]
CHECKED BY: [blank]
APPROVED BY: [blank]

PROJECT NAME: APARTMENT-CONDO CONVERSION FOR 1843 PALOMA STREET
 PROJECT NUMBER: 2008-02
 DATE: 10/20/08
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 APPROVED BY: [blank]

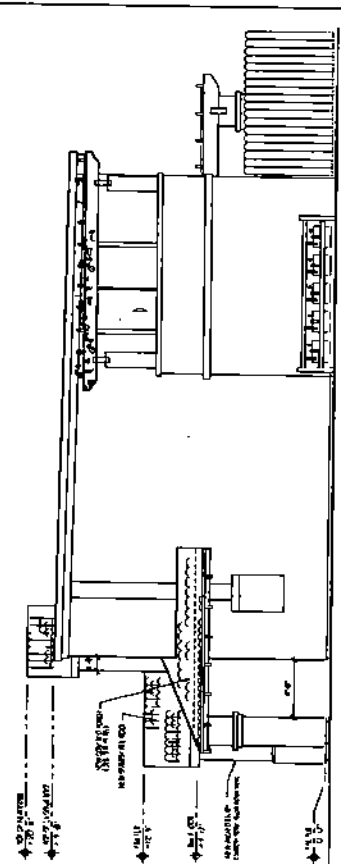
PROJECT NAME	APARTMENT-CONDO CONVERSION FOR 1843 PALOMA STREET
PROJECT NUMBER	2008-02
DATE	10/20/08
DRAWN BY	[blank]
CHECKED BY	[blank]
APPROVED BY	[blank]
REVISIONS	1. 10/20/08 2. 10/20/08 3. 10/20/08



PROPOSED NORTH ELEVATION W/ OPTION "B"

SCALE: 1/4"=1'-0"

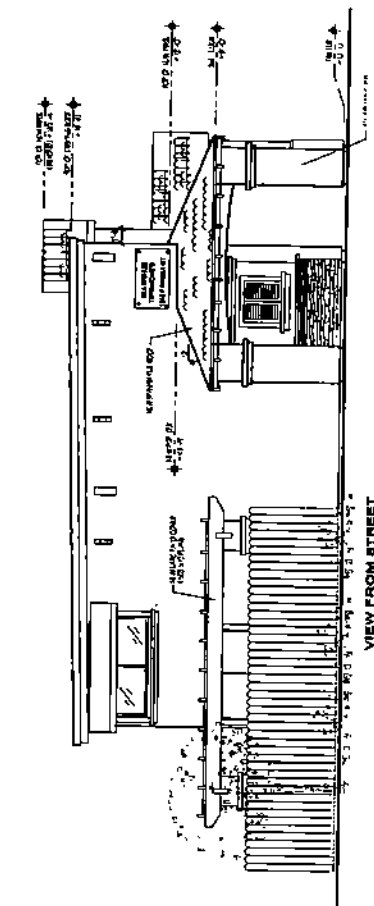
1



PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

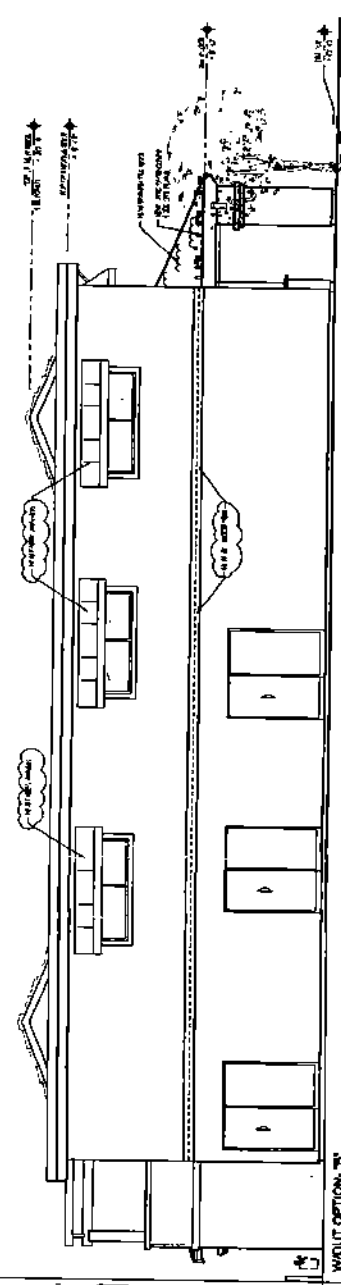
4



PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

2



PROPOSED SOUTH ELEVATION

30

W/ OPTION "B"

ADDRESS OF PROJECT
1843 PIONEER AVE., COSTA MESA
CALIFORNIA

DATE: 5-18-06

LAND SURVEYOR,

SUBDIVIDER:
AURELIO RIVARDEL
1040 PIMPLET
23001 LAKE FOREST DRIVE #409
COSTA MESA, CA.
(949) 923-7519

PROPOSED LAND USE:
4 LIVING UNIT PARCELS FOR SINGLE
FAMILY RESIDENTS.

THERE ARE NO EXISTING WATERCOURSES
AND NO LAND SUBJECT TO OVERFLOW,
INUNDATION OR FLOOD HAZARD.
PROJECT IS LOCATED IN ZONE X PER
MAP #06059C0267H DATED 2-18-04.

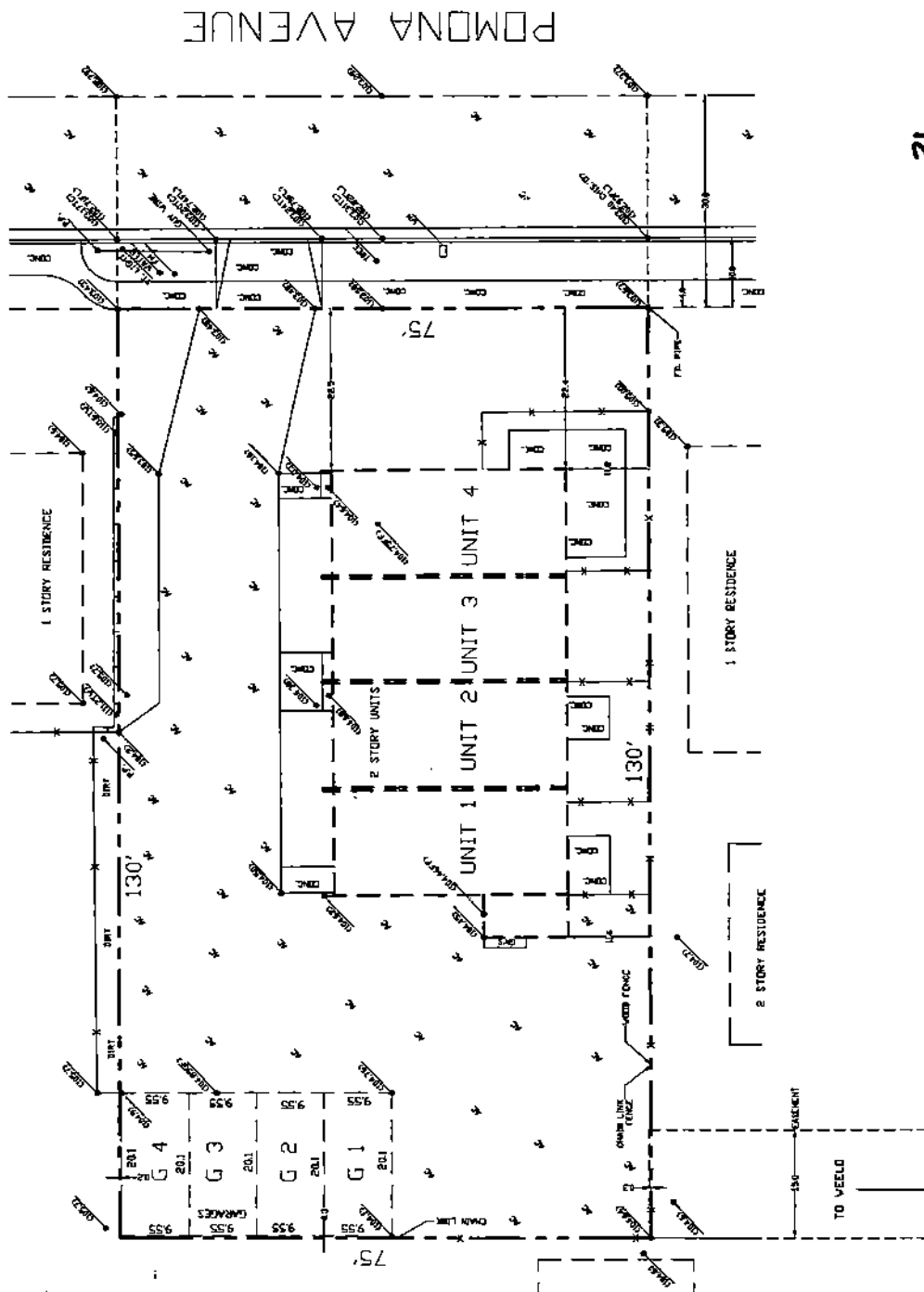
RENTAL MARK

SET IN THE SOUTHEAST CORNER OF A 3 FT. BY 13 FT. CONCRETE CATCH BASIN MOUNTAIN IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF PLACENTIA AVE. AND 10TH STREET, 23 FT. SOUTHWEST OF THE CENTERLINE OF A STREET AND 25 FT. WEST OF THE WEST END OF THE SOUTHWEST CORNER LOT.

AREA= 9,750 SQ. FT.



LEGEND		DESCRIPTION
#	PRICE	
---	---	VALL
---	---	BUILDING
---	---	LOT LINE
---	---	WATER WATER
---	---	FINISH FLOOR
---	---	CONCRETE FLOOR
---	---	FINISH SURFACE
---	---	MAN-HOLE
---	---	ASPHALT




PM-06-250/FILE

"To the occupants of: unit #A

NOTICE OF FILING TENTATIVE MAP TO EXISTING

The owner of this building, at 1843 Pomona Ave. Costa Mesa, Ca. 92627, plans to file a tentative map with the (city of Costa Mesa, and the County of Orange) to convert this building to a (condominium, community apartment or stock cooperative project). You shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.5 of the Government Code and you have the right to appear and the right to be heard at any such hearing.


Owner/agent
4/22/07
Date:

Please sign and return to Maria Pimentel (owner), or Louie DelReal (agent).
Thank you.

 4.24.07
Received by: Date:

"To the occupants of: unit #B

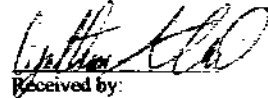
NOTICE OF FILING TENTATIVE MAP TO EXISTING

The owner of this building, at 1843 Pomona Ave. Costa Mesa, Ca. 92627, plans to file a tentative map with the (city of Costa Mesa, and the County of Orange) to convert this building to a (condominium, community apartment or stock cooperative project). You shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.3 of the Government Code and you have the right to appear and the right to be heard at any such hearing.


Owner/agent

4/20/07
Date:

Please sign and return to Maria Pimentel (owner), or Louie DelReal (agent).
Thank you.

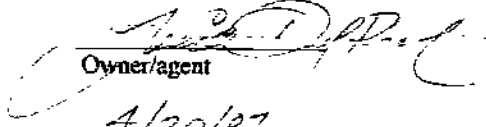

Received by:

05-04-07
Date:

To the occupants of: unit #C


NOTICE OF FILING TENTATIVE MAP TO EXISTING

The owner of this building, at 1843 Pomona Ave. Costa Mesa, Ca. 92627, plans to file a tentative map with the (city of Costa Mesa, and the County of Orange) to convert this building to a (condominium, community apartment or stock cooperative project). You shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.5 of the Government Code and you have the right to appear and the right to be heard at any such hearing.


Owner/agent

4/20/07
Date:

Please sign and return to Maria Pimentel (owner), or Louie DelReal (agent).
Thank you.


Received by:

4/29/07
Date:

"To the occupants of: unit #D

NOTICE OF FILING TENTATIVE MAP TO EXISTING

The owner of this building, at 1843 Pomona Ave. Costa Mesa, Ca. 92627, plans to file a tentative map with the (city of Costa Mesa, and the County of Orange) to convert this building to a (condominium, community apartment or stock cooperative project). You shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.5 of the Government Code and you have the right to appear and the right to be heard at any such hearing.


Owner/agent

4/20/07
Date:

Please sign and return to Maria Pimentel (owner), or Louie DelReal (agent).

Thank you,


Received by:

4.16.07
Date

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

36

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

COSTA MESA CA 92627

Postage	\$	48.39
Certified Fee		\$2.40
Return Receipt Fee (Reimbursement Required)		\$1.85
Restricted Delivery Fee (Reimbursement Required)		\$8.00
Total Postage & Fees	\$	60.64

0330 MESA
 APR 24 2007
 USPS

Send To: **OCCUPANTS**
 1843 POMONA AVE #D
 COSTA MESA, CA 92627

PS Form 3800, August 2006 See Reverse for Instructions

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OFFICIAL USE

COSTA MESA CA 92627

Postage	\$	40.37
Certified Fee		\$2.40
Return Receipt Fee (Reimbursement Required)		\$1.85
Restricted Delivery Fee (Reimbursement Required)		\$8.00
Total Postage & Fees	\$	54.62

0330 MESA
 APR 24 2007
 USPS

Send To: **LOUIE DELREAL**
 1843 POMONA AVE #A
 COSTA MESA, CA 92627

PS Form 3800, August 2006 See Reverse for Instructions

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OFFICIAL USE

COSTA MESA CA 92627

Postage	\$	39.6
Certified Fee		2.40
Return Receipt Fee (Reimbursement Required)		1.85
Restricted Delivery Fee (Reimbursement Required)		
Total Postage & Fees	\$	43.85

0330 MESA
 APR 24 2007
 USPS

Send To: **OCCUPANTS**
 1843 POMONA AVE #B
 COSTA MESA, CA 92627

PS Form 3800, August 2006 See Reverse for Instructions

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OFFICIAL USE

COSTA MESA CA 92627

Postage	\$	40.37
Certified Fee		\$2.40
Return Receipt Fee (Reimbursement Required)		\$1.85
Restricted Delivery Fee (Reimbursement Required)		\$8.00
Total Postage & Fees	\$	54.62

0330 MESA
 APR 24 2007
 USPS

Send To: **OCCUPANTS**
 1843 POMONA AVE #C
 COSTA MESA, CA 92627

PS Form 3800, August 2006 See Reverse for Instructions